



Oakleigh

Holyhead Road, Montford Bridge, SY4 1EE

offers in excess of £235,000

**SPENCER
JAKEMAN**

Oakleigh, Holyhead Road, Montford Bridge, SY4 1EE

- Attractive detached family residence offered for sale with no upward chain
- Set back from the road with beautifully landscaped gardens
- A blank canvass for any purchaser looking personalise and remodel
- Private parking and detached single garage to rear, which could be re-worked to create an enclosed garden
- Generous receptions rooms and feature fireplaces
- Three good bedrooms with vaulted ceilings and built-in wardrobes
- Central heating, UPVC double glazing and a recently completed new roof
- Pleasant village location whilst only a ten minutes drive to the town centre

Set back from the road, this very charming detached family residence offers well proportioned accommodation throughout, The property benefits from high ceilings and free-flowing accommodation allowing any purchasers to personalise and remodel to appreciate the properties full potential. In brief the property benefits from central heating, UPVC double glazing, entrance hallway, living room, sitting room, breakfast/kitchen, utility room, garden rooms with W.C, three good bedrooms with vaulted ceilings, family bathroom, well maintained gardens to front and side with private parking and detached single garage to rear which could be re-worked to create an enclosed garden if required. The property is located within a pleasant village location, a short distance from the village pub, excellent road links via the A5 and less than a 10 minute drive from Shrewsbury town centre. The property is offered for sale with no upward chain.





Entrance Hallway

Living Room 13' 9" x 11' 2" (4.20m x 3.40m)

Sitting Room 13' 9" x 11' 2" (4.20m x 3.40m)

Kitchen 14' 9" x 8' 6" (4.50m x 2.60m)

Utility room 11' 2" x 8' 6" (3.40m x 2.60m)

Garden Room 13' 1" x 5' 11" (4.00m x 1.80m)

W.C

Stairs rising from hallway to first floor landing

Bedroom One 14' 9" x 11' 10" (4.50m x 3.60m)

Bedroom Two 14' 9" x 11' 10" (4.50m x 3.60m)

Bedroom Three 11' 2" x 8' 6" (3.40m x 2.60m)

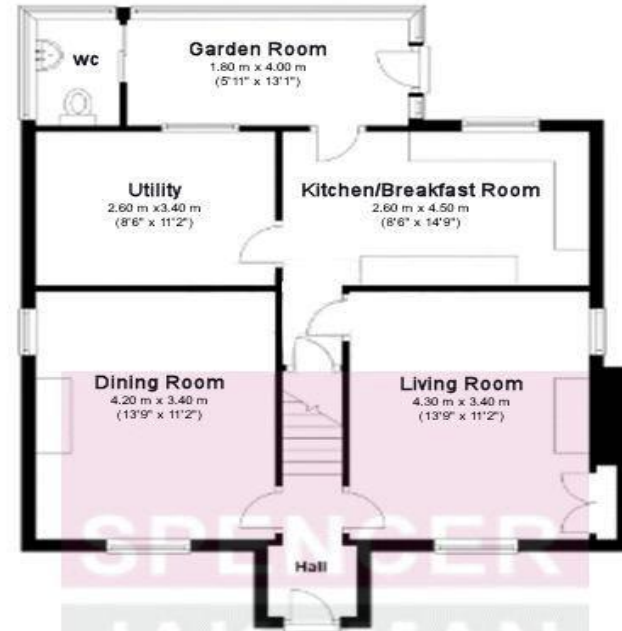
Family Bathroom



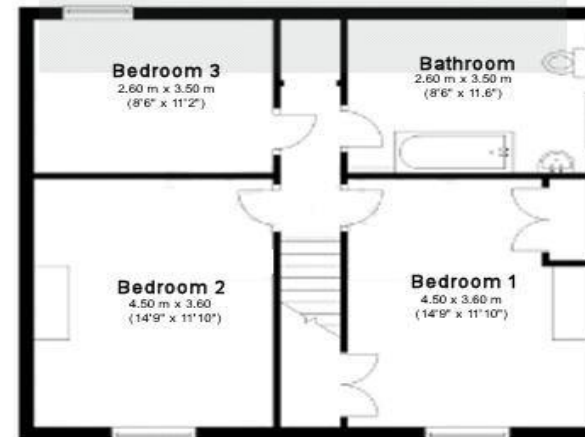




Ground Floor
Approx 67.2 sq metres (723.8 sq feet)



First Floor
Approx 54.2 sq metres (583.6 sq feet)



Total area: approx. 121.5 sq. metres (1307.3 sq. feet)

We accept no responsibility for any mistakes or omissions contained within the floorplans. The floorplans are provided as a guide only and should be taken as an illustration only. The measurements, contents and positions are approximations only and provided as a guide only and not an exact replica of the property. Plans produced using the Hub.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.